

Town of Trophy Club Zoning Board of Adjustment Meeting Minutes
May 8, 2025, 6:00 p.m.
1 Trophy Wood Drive, Trophy Club, Texas 76262

CALL TO ORDER

Chairman Bowman called the meeting to order at 6:01 p.m.

BOARD MEMBERS PRESENT

Stephen Bowman, Chair
Doug Harper, Place 1
Steven Boedeker, Place 2
Reid Burley, Place 4
Aaron Ross, Place 5
Robert Stevens, Alternate 3 (Present but did not participate)
Daniel Parham, Alternate 4 (Present but did not participate)

STAFF PRESENT

Matt Cox, Director of Community Development
Maggie McCormic-Krukowski, Records Analyst

PUBLIC COMMENTS

There were none.

REGULAR ITEMS

- 1. Case ZBA-25-003 – Triple Crown Estates, Lot 6, Block A**
Conduct a public hearing and consider action regarding a request made by Charles Jeppesen, on behalf of the property owner Moda Homes, LLC, for a variance to Section 14.02.151(f)(6), rear yard setback requirements, to reduce the rear yard setback from 25 feet to 15 feet.

Chairman Bowman opened the public hearing at 6:03 p.m.

Matt Cox, Director of Community Development, provided an overview of the request. He explained the lot is part of a proposed six-lot subdivision, Triple Crown Estates, which is not yet platted. The subject property, Lot 6, has a unique pie shape due to its location on a cul-de-sac, creating challenges with building placement and setback compliance. The applicant requested a 10-foot reduction in the rear setback, reducing it from 25 feet to 15 feet. Mr. Cox noted that all public hearing notice requirements were met, including mailing to properties within 200 feet. Two emails were received: one from within and one from outside the 200-foot notification radius.

Applicant Presentation:

Nate Jeppesen, 2032 Churchill Downs, addressed the Board. He stated the request was specific to his personal residence and explained that the lot's shape made it difficult to design a functional home within the standard setback requirements. The reduced setback would affect only the rear of the lot, which backs up to U.S. Army Corps of Engineers property.

Public Comment:

Carolyn Rosson, 2928 Nottingham Court, spoke. Initially opposed, she withdrew her objection after clarification that the setback did not impact her property or neighboring residents' lots.

Chairman Bowman closed the public hearing at 6:09 p.m.

The Board members discussed the unique characteristics of the lot and its minimal impact on neighboring properties. Comments included support for the proposal due to the property's adjacency to undevelopable Corps land and its overall size.

Board Member Burley moved to approve a request made by Charles Jeppesen, on behalf of the property owner Moda Homes, LLC, for a variance to Section 14.02.151(f)(6), rear yard setback requirements, to reduce the rear yard setback from 25 feet to 15 feet. Board Member Harper seconded the motion.

VOTE ON THE MOTION

AYES: Harper, Boedeker, Bowman, Burley, Ross
NAYES: None
ABSENT: 0
VOTE: 5-0

2. Consider approval of the February 20, 2025, Zoning Board of Adjustment meeting minutes.

Board Member Harper moved to approve the minutes from February 20, 2025. Board member Burley seconded the motion.

VOTE ON THE MOTION

AYES: Harper, Boedeker, Bowman, Burley, Ross
NAYES: None
ABSENT: 0
VOTE: 5-0

ADOURN

Chairman Bowman adjourned the meeting at 6:13 p.m.



Stephen Bowman, Chair

Attest:



Jackie Ross, Sr. Administrative Assistant